

whiteley helyar



1,963 ft²



5 bedrooms



2 bathrooms



residents' permits
available

Guide Price £950,000

18 Evelyn Road, Bath, BA1 3QF

A very well presented semi-detached Edwardian house in this most sought after, peaceful road, cleverly extended, remodelled and refurbished to a high standard whilst retaining many fine and original period features.

ACCOMMODATION

5 bedrooms (one currently a dressing room)	bathroom and en-suite shower room
sitting room	family room
kitchen/dining/living room with bi-fold doors	utility room
cloaks/boot room	gas fired heating & extensive double glazing

EXTERNALLY

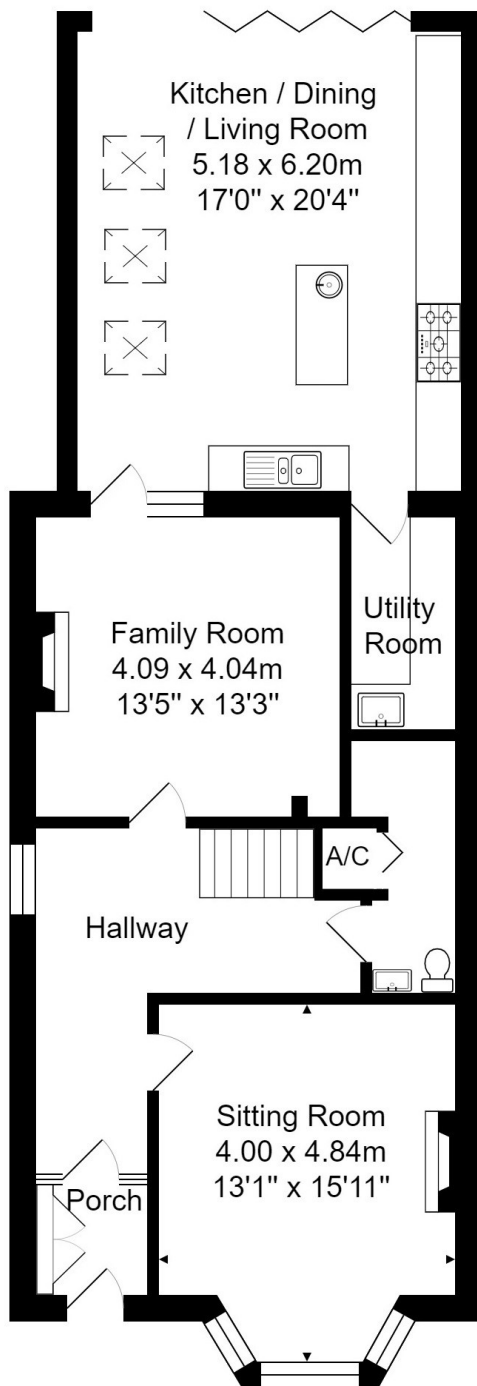
Small, pretty front garden with pathway to the front door and side access to the rear. Facing approximately West and about 50' x 22' in size, the back garden is again landscaped, enclosed with a wide paved sun terrace and bi-fold doors from the kitchen/living room. Beyond the terrace is a level artificial lawn, with various flower and herbaceous borders, ornamental trees and shrubs. Parking is 'on street' by means of permit - zone B.

LOCATION

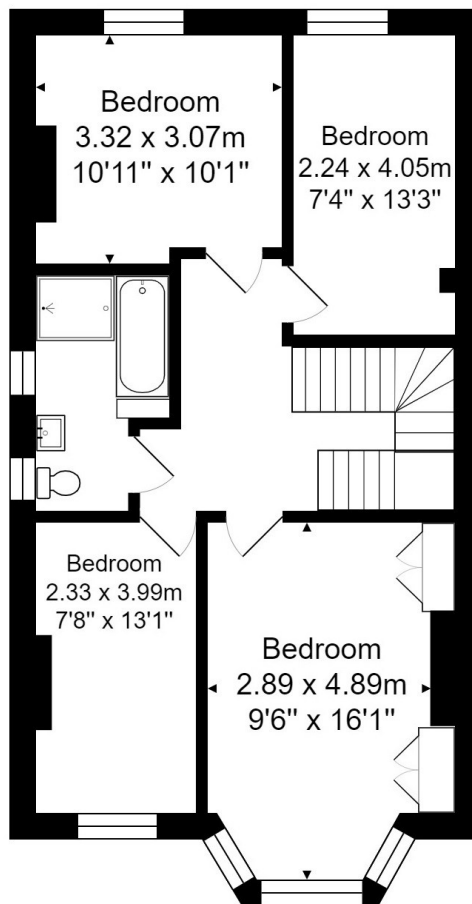
18 Evelyn Road occupies a highly convenient and popular location in this quiet, 'no through' road. There are numerous excellent amenities within a short walk - including Newbridge Primary and Oldfield Secondary Schools, the doctor's surgery, Royal United Hospital, Newbridge Marina and shops at both Chelsea Road and Weston Village, whilst there is a regular bus service into the centre of Bath and easy access to Bristol and the M4 is available without having to cross the city.



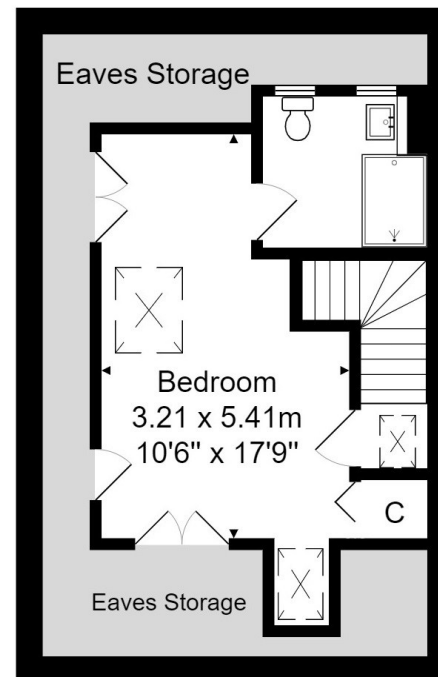




Ground Floor
Area: 95.2 m² ... 1024 ft²



First Floor
Area: 61.2 m² ... 659 ft²



Second Floor
Area: 26.0 m² ... 280 ft²

Tenure: Freehold
Council Tax Band: 'E' - £2,842.00

Energy Efficiency Rating		Current	Potential
92-100	A		82
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
1-34	H		
England & Wales		EU Directive 2002/91/EC	



Total Area: 182.4 m² ... 1963 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
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